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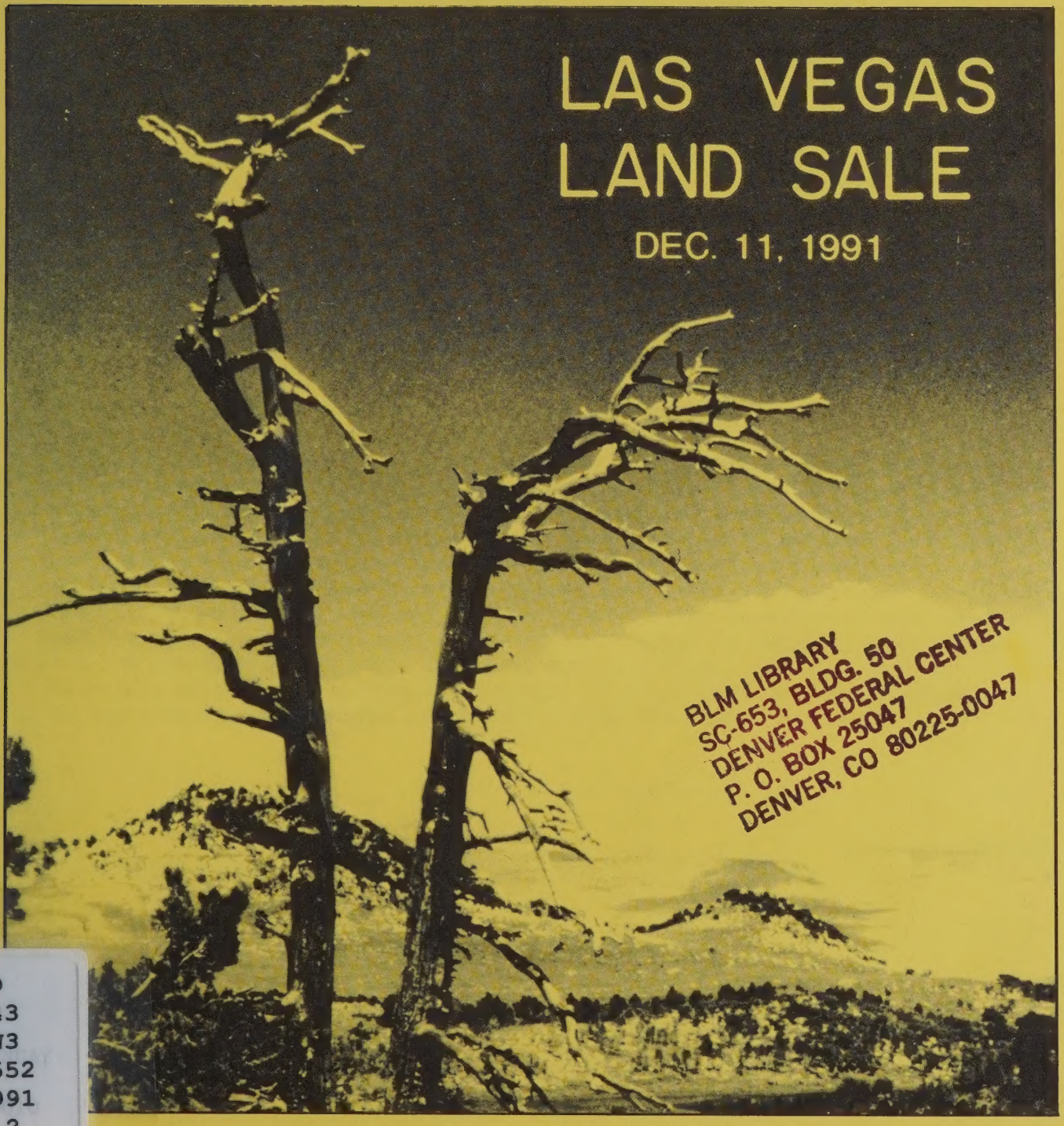
Bureau of Land Management



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This brochure contains maps and legal descriptions of the land being offered for sale, patent reservations that apply to each parcel and detailed bidding procedures. Copies of land use planning documents and reports of other actions relating to this sale are available for review at the Las Vegas District Office, 4765 West Vegas Drive, between 7:30 a.m. and 4:15 p.m., Monday through Friday.

Although the parcel maps in this brochure provide an indication of the approximate location of sale parcels and physical characteristics of the sale area, it is recommended that prospective bidders inspect the parcels of land before bidding.

Because of concerns and questions about the desert tortoise, the following is provided for your information. The desert tortoise was listed as a Federal endangered species throughout its range in Nevada under a temporary emergency ruling on August 4, 1989 and listed permanently as a Federal threatened species on April 2, 1990. This listing affords the desert tortoise protection under the Endangered Species Act of 1973, as amended.

Clark County and other local governmental entities have recently completed a habitat conservation plan for desert tortoise. As a result, the county has received a section (10)(a)(1)(B) permit authorizing "incidental take" of desert tortoise in the Las Vegas Valley permit area. To minimize and monitor the impacts of take, a combination of permit conditions and enforcement measures will be implemented in the permit area, including tortoise survey and removal requirements. Project proponents within the permit area must comply with tortoise survey and removal requirements prior to being authorized to disturb the site by grading, building, or other means. It will be the responsibility of the purchaser to comply with the requirements of Clark County's Short Term Habitat Conservation Plan for Desert Tortoise.

BLMLVGI910192700

INTRODUCTION

ACTION: To offer public land in the Las Vegas Valley for sale at public auction utilizing sealed bid/oral auction procedures.

DATE: December 11, 1991. Registration will begin at 8:00 a.m. Bid opening/auction will begin at 9:00 a.m. All bidders must register prior to the auction.

HOST: This year's land sale will be hosted by the University of Nevada Las Vegas, Leid Institute for Real Estate Study.

LOCATION: University of Nevada Las Vegas, Donald C. Moyer Student Union, Room 201, 4505 S. Maryland Parkway, Las Vegas, Nevada.

PARKING: Designated parking will be at the Thomas and Mack Center, on the east side of the facility near the women's softball field. Parking stickers will be provided for the day of the sale. Stickers may be picked up one week ahead of time at the Las Vegas District Office. They will also be available the day of the sale. All vehicles must have a parking sticker.

PRICE: No parcel will be sold for less than its fair market value.

BACKGROUND INFORMATION

On December 23, 1980, Congress enacted Public Law 96-586 which authorized and directed the Secretary of the Interior, through the Bureau of Land Management (BLM), to sell certain public land in Clark County, Nevada. The Act specifies that not more than 700 acres can be offered for sale annually. In cooperation with Clark County and the City of Las Vegas planners, BLM has selected the public land described in this brochure for sale.

This sale is for 22 separate parcels totaling 102.50 acres. The parcels range in size from 2.50 acres to 10.00 acres. This arrangement was deemed most suitable to satisfy both a range of potential purchasers and Clark County planning goals.

The public land sale laws in effect for many years included preference rights for adjoining land owners. Those sale laws were repealed in 1976. No preference rights are recognized in this sale. Title to the land transfers when the United States issues a patent (deed) to the purchaser. Each patent will contain reservations for existing and proposed streets or roads, existing utility easements and other reservations required by law. Specific reservations for each parcel are defined on the last pages of this brochure.

Once patent is issued, the new land owner will be responsible for complying with all applicable laws regarding zoning and land uses.

SALE PROCEDURES

Sealed bids may be submitted to the Las Vegas District Office, 4765 W. Vegas Drive, P.O. Box 26569, Las Vegas, Nevada 89126. Bids must be received at the District Office no later than close of business (4:15 p.m.) on December 10, 1991. Sealed bids will be opened December 11, 1991, starting at 9:00 a.m., followed with oral bidding for each parcel. The highest qualified sealed bid will be the starting point for oral bidding. Bids for a specific parcel may be withdrawn during the sale at the time the parcel number is announced. Information pertaining to bids received for parcels will not be made known until the day of the sale.

Sealed bids must be enclosed in an envelope identified with the parcel number and bidders name and labeled "sealed bid - do not open" on the outside. Bids should be submitted on the "Sale Bid & Certificate of Eligibility" form enclosed in this brochure. Please be sure and read the bidding instructions listed on this form carefully. Bids not submitted according to the instructions will be invalidated. Additional copies of the bid sheet can be reproduced or picked up at the Bureau of Land Management Office. No bids will be accepted for less than the minimum bid specified for each parcel.

Registration for oral bidding will begin at 8:00 a.m. the day of the sale and will end promptly at 9:00 a.m. All bidders are required to register. Bidders will be provided a bid card and number with which to bid. Prior completion of the "Sale Bid & Certificate of Eligibility" form enclosed in the brochure will expedite the registration procedure. If bidders are bidding for someone other than themselves, a completed form indicating who title would be issued to will be required. Patents will be issued only in the name of the party or parties whose name(s) appear on the "Sale Bid & Certificate of Eligibility" form. Patents will be issued identically to the way the name(s) are listed on this form. An original signature of the successful party will be required prior to patent issuance. Having this form completed and signed prior to the sale will expedite the process.

The parcels will be auctioned in the order listed in the brochure. Sealed bids will be opened for the particular parcel, and a high qualified bid will be determined. That will constitute the starting point for oral bidding. If there are no sealed bids for a parcel, oral bidding will start at the appraised fair market value price. There will be a 30-second time limit between oral bids, and bids will be accepted in $500.00 increments only.

If you are the successful bidder at the sale offering, a deposit of 20% of the sale price must be collected at that time. The balance of the sale price is due within 180 days of the day of the sale, but not including the 180th day (43 CFR 2711.3-1d). Patent will be issued ONLY in the name of the party identified as the bidder. The authorized officer may set aside the sale of a tract in accordance with 43 CFR 2711.3-1.

Federal law limits sale of this land to United States citizens who are 18 years of age or older, corporations subject to the laws of any State or of the United States, State instrumentalities or political subdivisions authorized to hold property, and any entity legally capable of conveying and holding lands or interests therein under the laws of the State within which the lands to be conveyed are located. The purchaser is deemed to be the individual(s) or

corporation that will actually take title to the land from the government; the citizenship limitation does not apply to agents who bid on behalf of an associate, client or employer.

UNSOLD PARCELS

Any parcels remaining unsold after December 11, 1991, will be made available during subsequent months until sold or removed from the market. Sealed bid offers only will be accepted for the unsold parcels. Bids will be opened the third Wednesday of each month until all parcels are sold, or until the lands are withdrawn from sale by the Authorized Officer. Sealed bid offers on unsold parcels should be submitted prior to the close of business on the third Tuesday of each month for opening on the third Wednesday of each month.

PURCHASE OF MINERAL ESTATE

This sale is being held pursuant to the mandates of Public Law 96-586. In large part, however, the regulations for Sections 203 of Public Law 94-579 (the Federal Land Policy and Management Act) form the framework for the sale, and these regulations specify that patents resulting from such sales will reserve all minerals to the United States unless the exceptions defined in Section 209 of the Act are applicable.

Section 209 of the Federal Land Policy and Management Act authorizes the conveyance of all or part of the mineral interests of the United States if it is determined that there are no known mineral values in the land or that the reservation of the minerals to the United States would interfere with or preclude appropriate non-mineral development of the land. For purposes of this sale, the mineral interests of the United States are divided into three categories; locateable minerals, saleable minerals and leaseable minerals.

Conveyance of the available mineral interests will occur simultaneously with the sale of the land. The mineral interests offered for conveyance have no known mineral value. A successful bid will constitute an application for conveyance of those mineral interests offered on the parcel. Bidders must have submitted a $50.00 filing fee for conveyance of the mineral interests along with the 20% bid deposit. The $50.00 is a non-refundable filing fee if you are the high bidder. Failure to deposit these sums will result in disqualification as the high bidder.

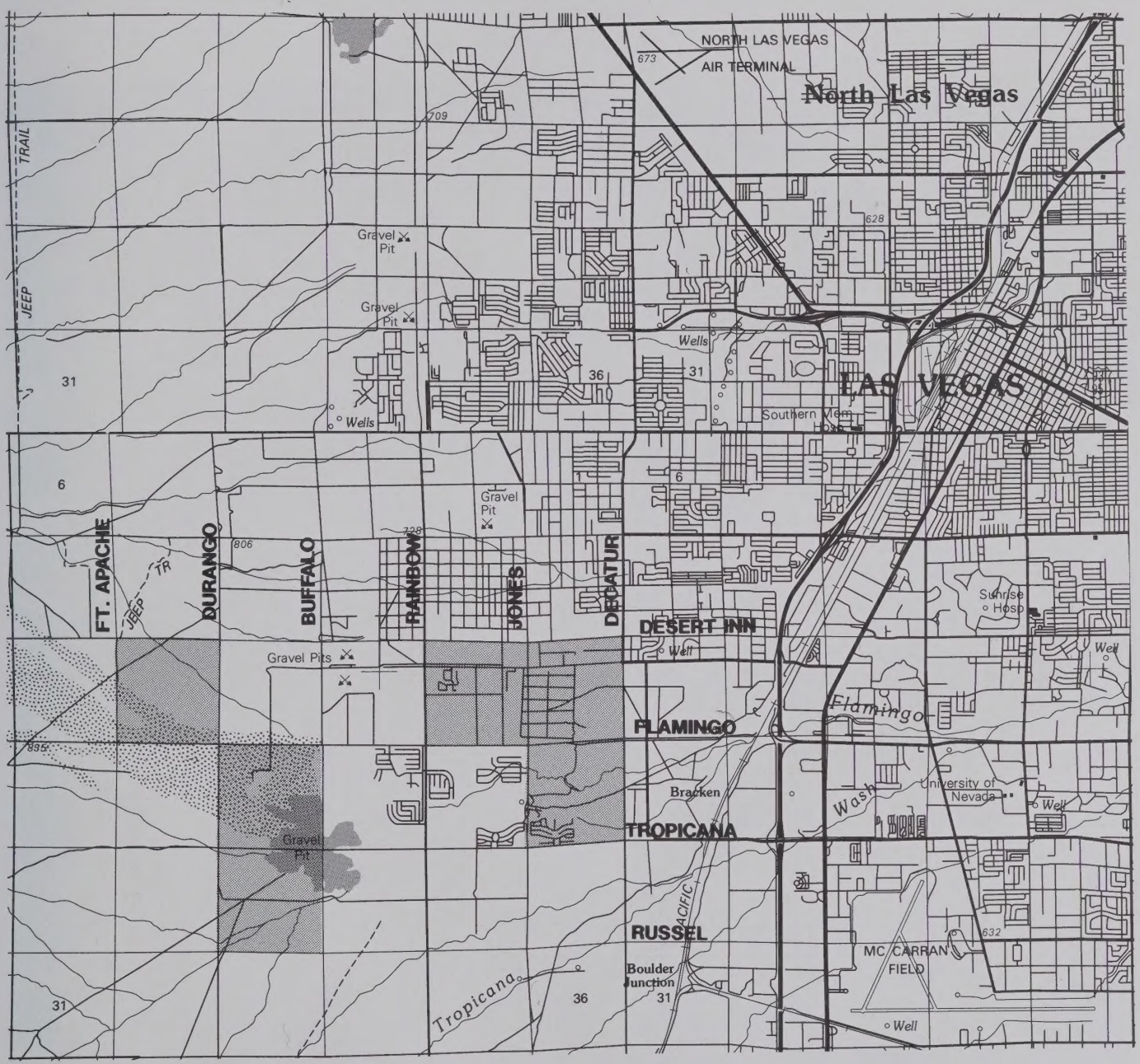
This sale area is within the geologic structure known as the Overthrust Belt, which is considered to have potential value for oil and gas. Oil and gas are leaseable minerals. The lands being offered are also considered to have potential value for sodium, potassium and mineral materials. Since neither of the exceptions in Section 209 apply to these categories of mineral interest, the patents issued pursuant to this sale will reserve oil and gas, sodium, potassium, and mineral materials to the United States.

SALE AREA

The land being offered for sale falls within the jurisdiction of Clark County. The brochure contains maps and legal descriptions of the land being offered for sale and patent reservations that apply to each parcel. Copies of land use planning documents and reports of other actions relating to this sale are available for review at the Las Vegas District Office.

LAS VEGAS VALLEY LAND SALE

GENERAL LOCATION MAP



LAS VEGAS VALLEY LAND SALE

N

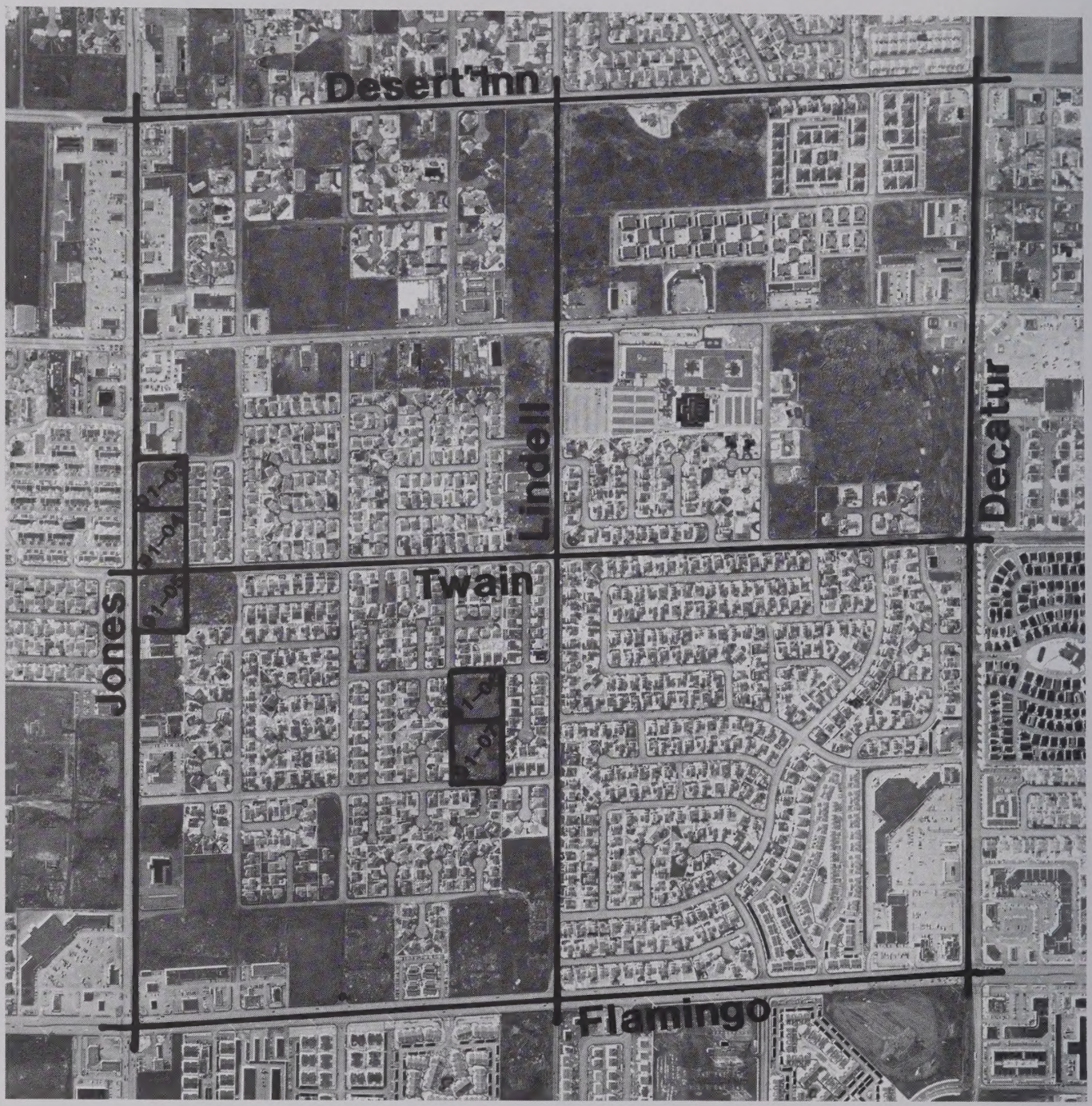
LEGEND

91-00 PARCELS FOR SALE

Scale: 6 inches = 1 mile

SECTION 13

T 21 S , R 60 E



LAS VEGAS VALLEY LAND SALE

N

LEGEND

91–00 PARCELS FOR SALE

Scale: 6 inches = 1 mile

SECTION 14

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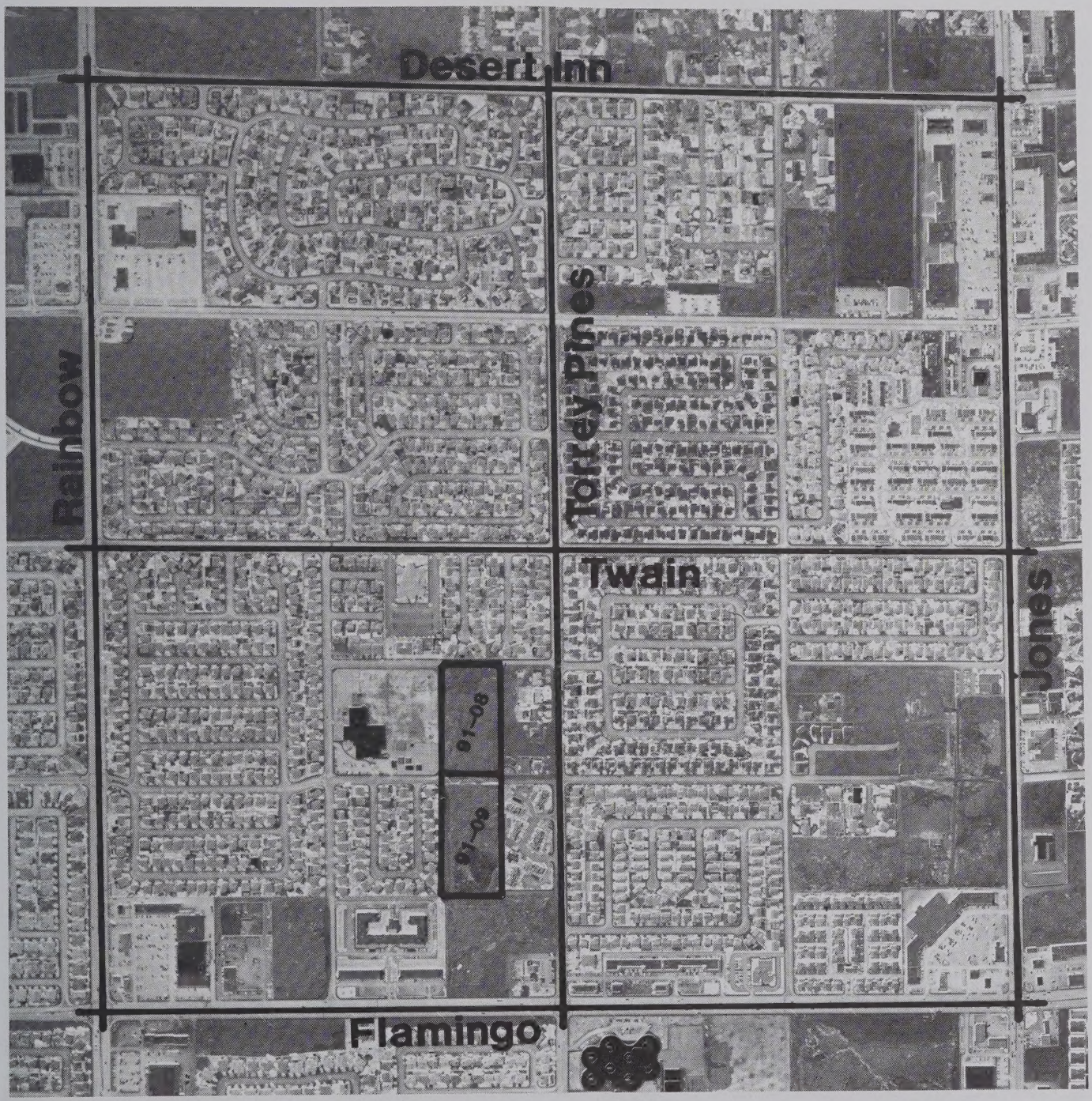


LAS VEGAS VALLEY LAND SALE

N

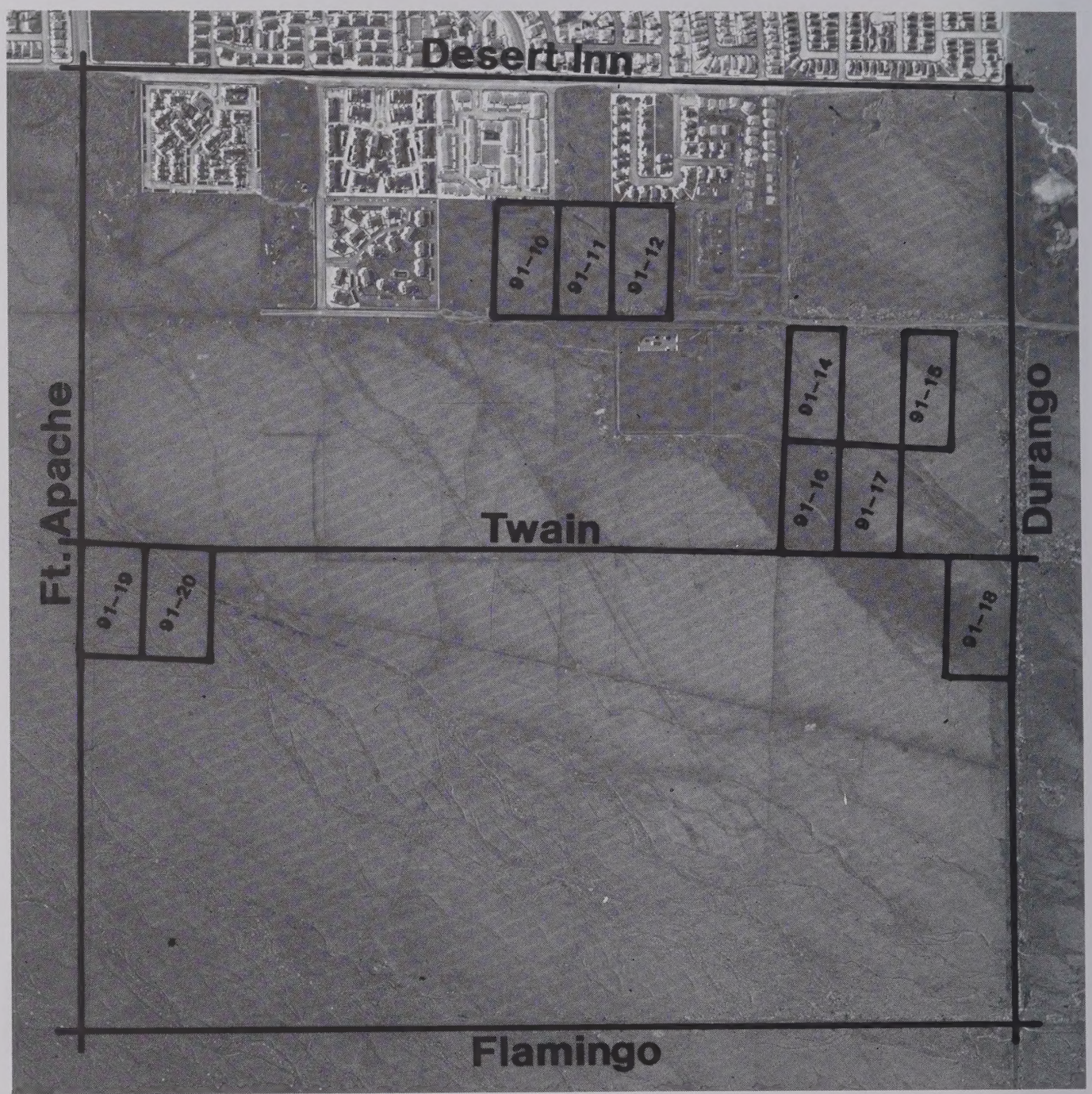
LEGEND

91–00 PARCELS FOR SALE

Scale: 6 inches = 1 mile

SECTION 17

T 21 S , R 60 E



LAS VEGAS VALLEY LAND SALE

N

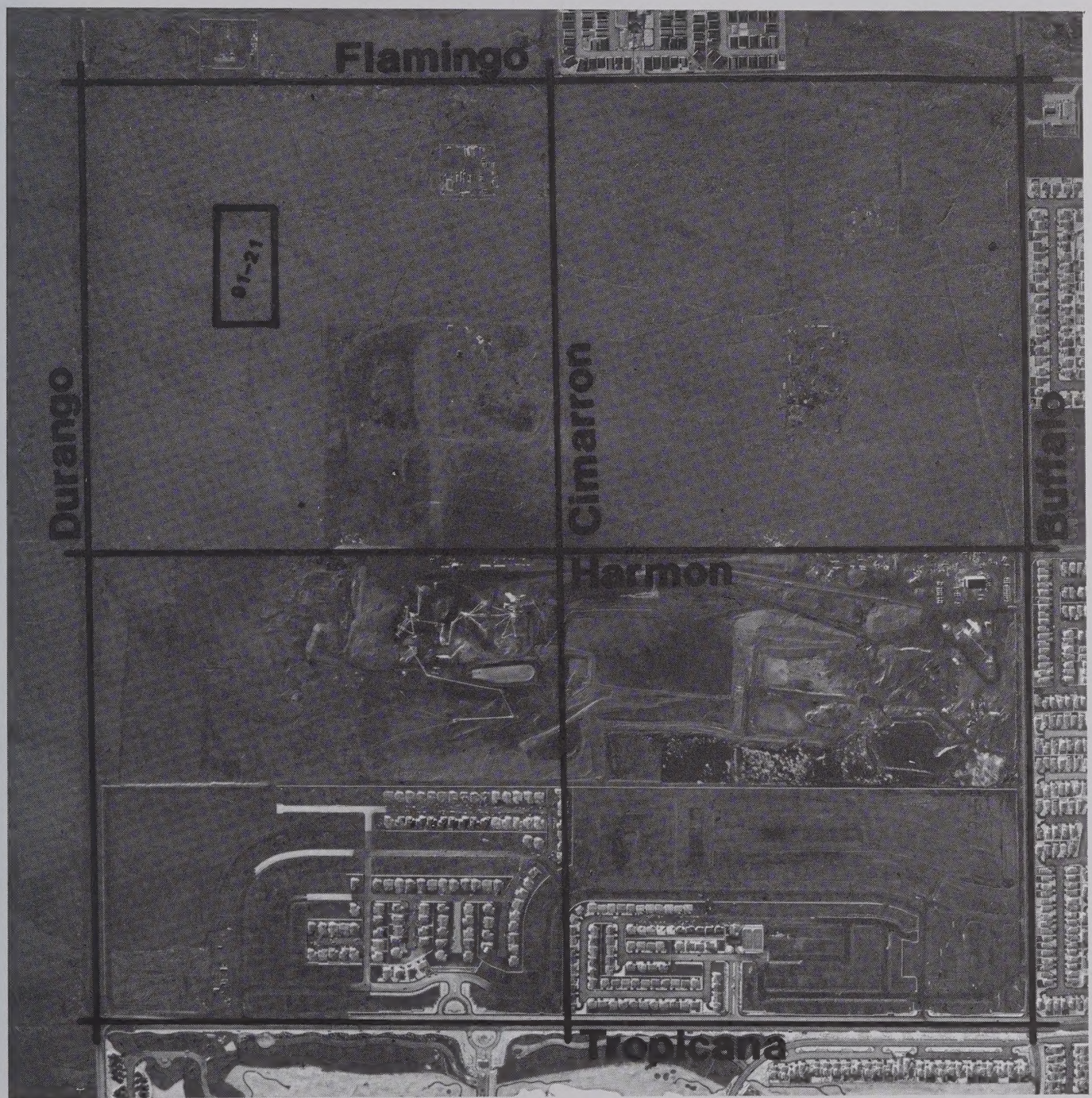
LEGEND

91–00 PARCELS FOR SALE

Scale: 6 inches = 1 mile

SECTION 21

T 21 S , R 60 E



LAS VEGAS VALLEY LAND SALE

N

LEGEND

91–00 PARCELS FOR SALE

Scale: 6 inches = 1 mile

SECTION 24

T 21 S , R 60 E

LAS VEGAS VALLEY LAND SALE

N

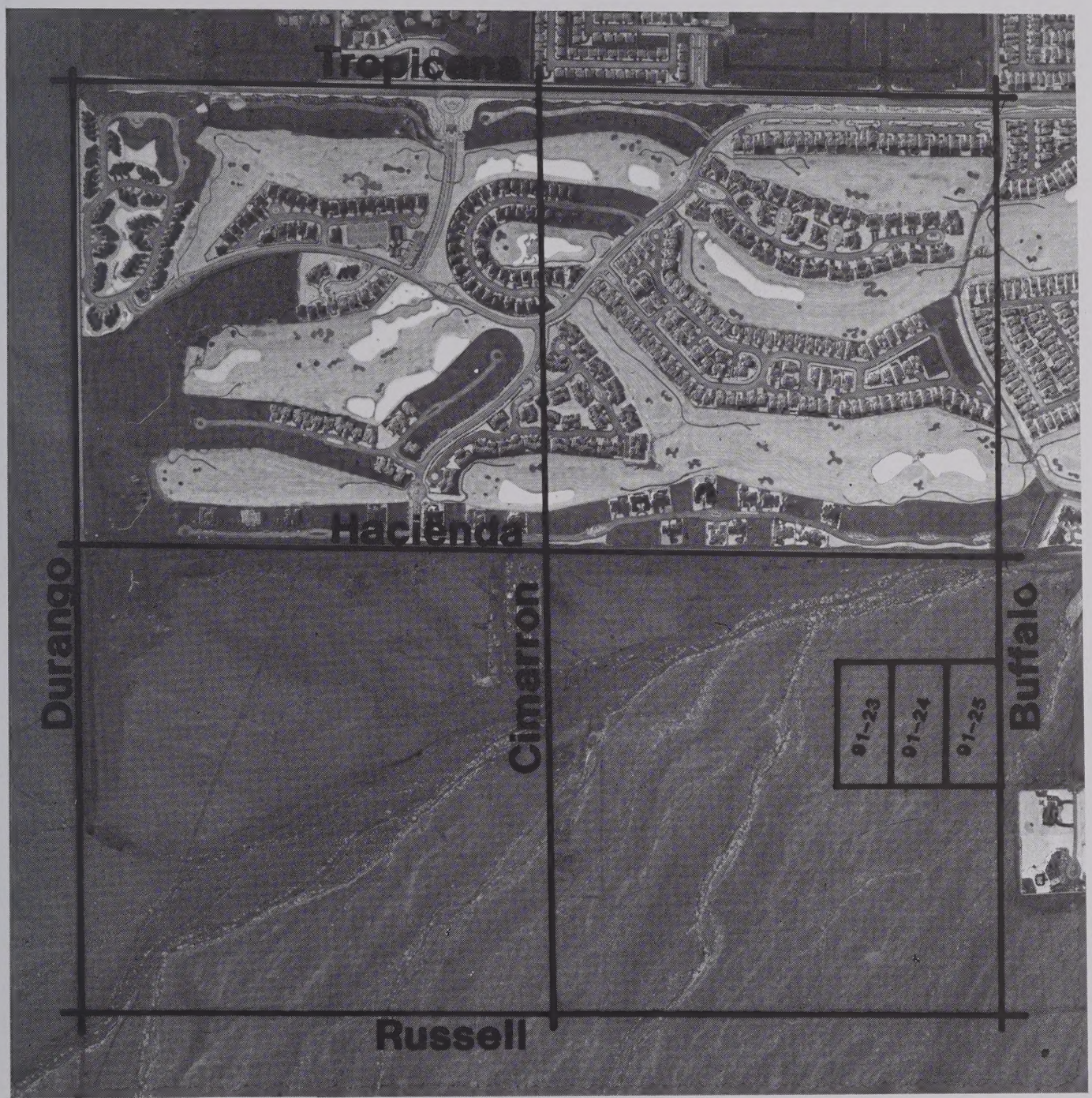
LEGEND

91–00 PARCELS FOR SALE

Scale: 6 inches = 1 mile

SECTION 28

T 21 S , R 60 E



Parcel No.	Serial No.	Legal Description	Acreage	Minimum Bid/ Appraised Value
		T. 21 S., R. 60 E., section 13		
91-03	N-54792	NW¼SW¼SW¼NW¼	2.50	$ 462,000
91-04	N-54793	SW¼SW¼SW¼NW¼	2.50	$ 447,000
91-05	N-54794	NW¼NW¼NW¼SW¼	2.50	$ 447,000
91-06	N-54795	NW¼SE¼NE¼SW¼	2.50	$ 143,500
91-07	N-54796	SW¼SE¼NE¼SW¼	2.50	$ 143,500
		T. 21 S., R. 60 E., section 14		
91-08	N-52993	W½SE¼NE¼SW¼	5.00	$ 318,500
91-09	N-36754	W½NE¼SE¼SW¼	5.00	$ 318,500
		T. 21 S., R. 60 E., section 17		
91-10	N-43689	E½SE¼NE¼NW¼	5.00	$ 350,000
91-11	N-54800	W½SW¼NW¼NE¼	5.00	$ 350,000
91-12	N-54801	E½SW¼NW¼NE¼	5.00	$ 350,000
91-14	N-54803	W½NW¼SE¼NE¼	5.00	$ 300,000
91-15	N-54804	W½NE¼SE¼NE¼	5.00	$ 300,000
91-16	N-54805	W½SW¼SE¼NE¼	5.00	$ 300,000
91-17	N-54806	E½SW¼SE¼NE¼	5.00	$ 300,000
91-18	N-54807	E½NE¼NE¼SE¼	5.00	$ 325,000
91-19	N-54808	W½NW¼NW¼SW¼	5.00	$ 300,000
91-20	N-54809	E½NW¼NW¼SW¼	5.00	$ 250,000
		T. 21 S., R. 60 E., section 21		
91-21	N-54810	W½SE¼NW¼NW¼	5.00	$ 225,000

Parcel No.	Serial No.	Legal Description	Acreage	Minimum Bid/ Appraised Value
		T. 21 S., R. 60 E., section 24		
91-22	N-54811	SE¼SE¼NW¼	10.00	$ 548,000
		T. 21 S., R. 60 E., section 28		
91-23	N-54812	E½SW¼NE¼SE¼	5.00	$ 250,000
91-24	N-54813	W½SE¼NE¼SE¼	5.00	$ 250,000
91-25	N-54814	E½SE¼NE¼SE¼	5.00	$ 300,000

PATENT WILL ISSUE SUBJECT TO A GENERAL MINERAL RESERVATION
AND THE FOLLOWING EASEMENTS, LEASES AND RIGHTS-OF-WAY OF RECORD

Parcel No.	Easements for Streets, Roads and Public Utilities	Leases and Rights-of-Way of Record
91-03	50 ft wide along the west side; 30 ft wide along the north side.	A 10 ft wide powerline easement along the west side granted to Nevada Power Company (N-7651). A 5 ft wide telephone and power- line easement along the west side granted to Nevada Power/Centel (N-41333).
91-04	50 ft wide along the west side; 40 ft wide along the south side.	A 10 ft wide powerline easement along the west side granted to Nevada Power Company (N-7651). A 30 ft wide sewerline easement along the south side granted to Clark County Sanitation District (N-19695).
91-05	50 ft wide along the west side; 40 ft wide along the north side.	A 10 ft wide powerline easement along the west side granted to Nevada Power Company (N-7651).
91-06	30 ft wide along the west side; 30 ft wide along the north side.	
91-07	30 ft wide along the west side; 30 ft wide along the south side.	
91-08	30 ft wide along the south side; 30 ft wide along the north side; 30 ft wide along the west side.	
91-09	30 ft wide along the north side; 30 ft wide along the south side; 30 ft wide along the west side.	
91-10	30 ft wide along the north side; 30 ft wide along the south side; 40 ft wide along the east side.	
91-11	30 ft wide along the north side; 30 ft wide along the south side; 40 ft wide along the west side.	
91-12	30 ft wide along the north side; 30 ft wide along the south side; 30 ft wide along the east side.	

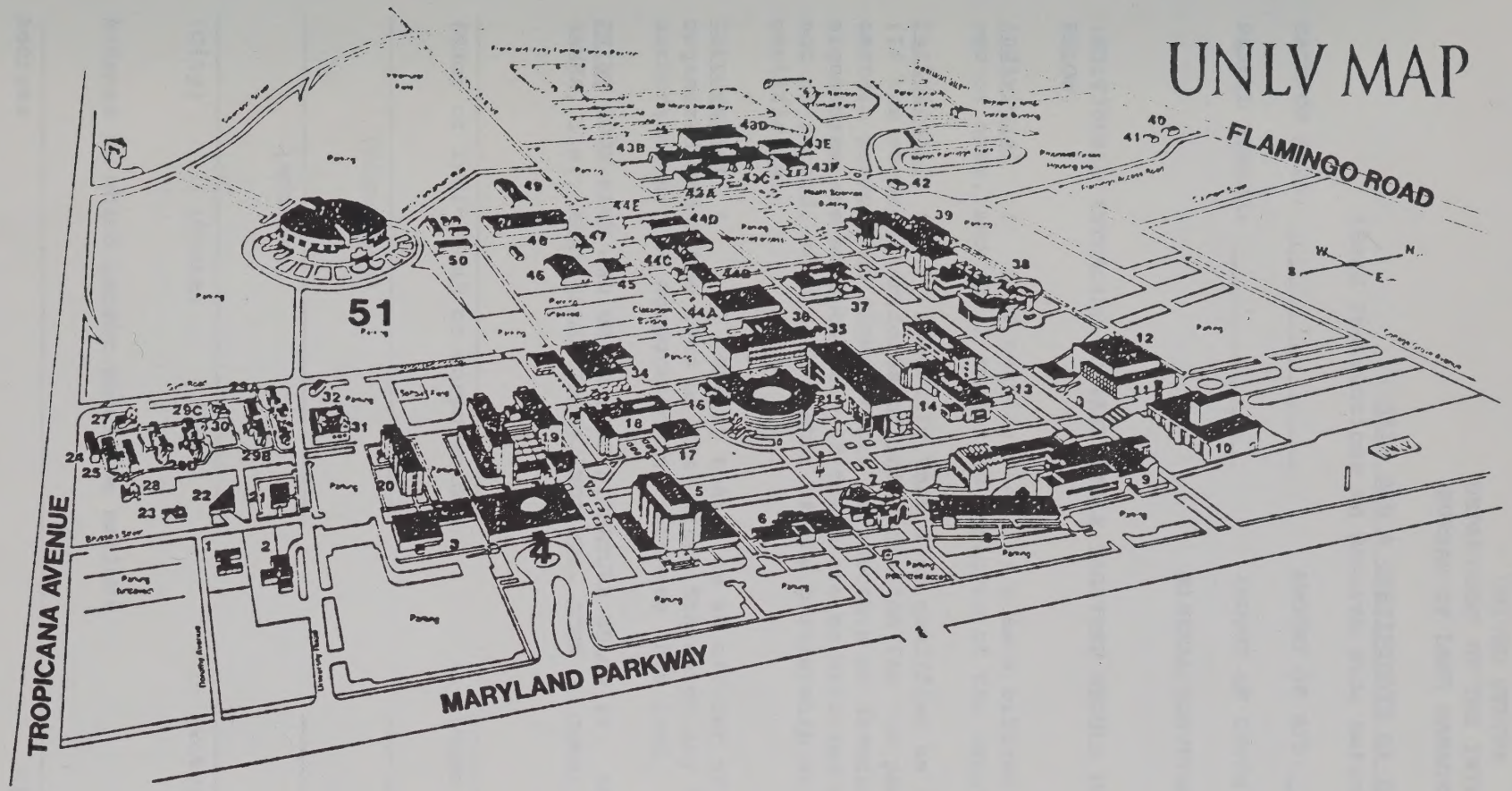
Parcel No.	Easements for Streets, Roads and Public Utilities	Leases and Rights-of-Way of Record
91-14	30 ft wide along the north side; 30 ft wide along the south side; 30 ft wide along the west side.	A 20 ft wide water pipeline easement along the north side granted to Las Vegas Valley Water District (N-29217).
91-15	30 ft wide along the north side; 30 ft wide along the south side; 30 ft wide along the west side.	A 20 ft wide water pipeline easement along the north side granted to Las Vegas Valley Water District (N-29217).
91-16	30 ft wide along the north side; 40 ft wide along the south side; 30 ft wide along the west side.	
91-17	30 ft wide along the north side; 40 ft wide along the south side; 30 ft wide along the east side.	
91-18	40 ft wide along the north side; 30 ft wide along the south side; 50 ft wide along the east side. *Affected by a flood plain.	A 10 ft wide powerline and telephone line easement along the north side granted to Nevada Power/Centel (N-54980). Oil and gas lease N-45239.
91-19	40 ft wide along the north side; 30 ft wide along the south side; 50 ft wide along the west side. *Affected by a flood plain.	Oil and gas lease N-45239
91-20	40 ft wide along the north side; 30 ft wide along the south side; 30 ft wide along the east side. *Affected by a flood plain.	Oil and gas lease N-45239
91-21	30 ft wide along the north side; 30 ft wide along the south side; 30 ft wide along the west side. *Affected by a flood plain.	
91-22	30 ft wide along the north side; 40 ft wide along the south side; 40 ft wide along the east side; 30 ft wide along the west side. *Affected by a flood plain.	A flood control channel easement of varying widths traversing the parcel diagonally granted to Clark County (N-18767).
91-23	30 ft wide along the north side; 30 ft wide along the south side; 30 ft wide along the east side. *Affected by a flood plain.	

Parcel No.	Easements for Streets, Roads and Public Utilities	Leases and Rights-of-Way of Record
91-24	30 ft wide along the north side; 30 ft wide along the south side; 30 ft wide along the west side. *Affected by a flood plain.	
91-25	30 ft wide along the north side; 30 ft wide along the south side; 50 ft wide along the east side. *Affected by a flood plain.	

*Affected by the 100 year flood plain as defined by the Department of Housing and Urban Development Flood Hazard Boundary Maps (developed through the National Flood Insurance Program (NFIP) dated June 27, 1978. While these flood hazard maps are in assistance in delineating areas, NFIP regulations require local communities to utilize any of a variety of other base flood information which may be available, as such that flood hazard boundaries depicted for each parcel may differ on a case by case basis.

Special Note: There may be other rights and/or restrictions upon the land which are not a matter of federal land record, but which may still affect the lands. These may include electrical, telephone, water, sewer, noise and natural gas lines. There may be roads constructed along the boundaries of some tracts, and not on others. There will be easements, as shown in the reservations listed earlier, which provide public access across each tract. It is highly recommended that prospective bidders inspect, on site, each tract they intend to bid upon to acquaint themselves with the utility improvements on the tract and to view the physical characteristics of the land. It is also recommended that prospective bidders investigate whether a particular tract may be included as part of a water assessment district formed by the Las Vegas Valley Water District or other similar entity.

UNLV MAP



4 LOCATION OF SALE
MOYER STUDENT UNION

51 DESIGNATED PARKING
THOMAS & MACK CENTER PARKING AREA

PLAN VIEW

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

SALE BID & CERTIFICATE OF ELIGIBILITY
(Read Instructions on Reverse Side before Completing this Form)

DATE OF SALE: _____ AMOUNT OF BID: _____

PARCEL NUMBER: _____ AMOUNT OF DEPOSIT ENCLOSED(20%): _____

MINERAL CONVEYANCE FILING FEE ENCLOSED: _____

INDIVIDUALS INTENDING TO TAKE TITLE TOGETHER SHOULD MARK THE INDIVIDUAL BOX AND EACH SIGN BELOW.

Individual ( ) I certify that (1) I am a citizen of the United States, 18 years of age or over, and (2) I am not an employee of the Department of the Interior.

Partnership ( ) I certify that I am qualified as specified above for an individual (If the recorded articles of incorporation for the partnership or association authorize certain persons to sign for the partnership or association, only those persons' signatures are acceptable. If there are no articles of incorporation or the articles are not of record, then each member of the partnership or association must sign this certificate.)

Corporation ( ) I certify that I am an officer of the corporation named, which is organized under the laws of the United States or any state thereof, and that I am authorized by the corporation to purchase this land.

PRINT YOUR NAME AND WRITE YOUR SIGNATURE BELOW IT. MARRIED WOMEN SHOULD SIGN THEIR GIVEN NAMES, i.e., MARY ELLEN JONES, NOT MRS. JOHN J. JONES.

_____	_____
(Name of Individual or Corporation)	(Name of Individual or Corporation)
_____	_____
(Signature)	(Signature)
_____	_____
(Address)	(Address)
_____	_____
(City) (State) (Zip)	(City) (State) (Zip)

Address to which patent should be mailed:

_____
Address City State Zip

Phone Number you can be contacted at in case of questions: (_____) _____

NV-2700-4
(June 1990)

INSTRUCTIONS

1. Use a Separate bid form for Each parcel. Bidder(s) MUST bid on all the lands in each parcel.

2. The bid MUST be accompanied by 20% of the amount bid. The payment MUST be in the form of a certified check, money order, or casher's check made payable to the BUREAU OF LAND MANAGEMENT. If all or a portion of the Federally-owned mineral interests will be conveyed simultaneously with the surface estate, the bid MUST also be accompanied by a $50.00 nonrefundable filing fee. Failure to deposit these sums will result in disqualification as the high bidder.

3. Mail or deliver the bid to the office and address named in the Notice of Realty Action and sales brochure.

4. Put the bid in an envelope and mark the envelope, "BID PARCEL NO. _____, SALE TO BE HELD _____." The Bidder's Name should also be on the outside.

(Date)

IMPORTANT: IF THIS BID IS DECLARED THE HIGH BID AND THE BIDDER(S) IS OFFERED THE LAND, PATENT WILL BE ISSUED ONLY IN THE NAME OF THE PARTY OR PARTIES, WHOSE NAME(S) APPEAR ON THIS FORM AS THE BIDDER(S). THE PATENT WILL BE ISSUED IDENTICAL TO THE WAY THE NAME(S) ARE LISTED ON THE BID.

NOTICE

The Privacy Act of 1974 and the regulation in 43 CFR 2.48(d) provide that you be furnished the following information in connection with information required by the Bid for Public Lands.

AUTHORITY: Public Law 96-586 of December 23, 1980 (94 Stat. 3381).

PRINCIPAL PURPOSE: The information is to be used to process your bid.

ROUTINE USES: (1) The adjudication of the bidder's rights to the land or resources. (2) Documentation for public information in support of notations made on land status records for the management, disposal, and use of Public Lands and resources. (3) Transfer to appropriate Federal agencies when concurrence is required prior to granting a right in Public Lands or resources. (4) Information from the record and/or the record will be transferred to appropriate Federal, State, local or foreign agencies, when relevant to civil, criminal, or regulatory investigations or prosecutions.

EFFECT OF NOT PROVIDING INFORMATION: Disclosure of the information is voluntary. If all the information is not provided, your bid may be rejected.

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

Las Vegas District Office
4765 W. Vegas Drive
P.O. Box 26569
Las Vegas, Nevada 89126

OFFICIAL BUSINESS
PENALTY FOR PRIVATE USE, $300

AN EQUAL OPPORTUNITY EMPLOYER

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